



# CITY OF SUISUN CITY

## DEVELOPMENT SERVICES DEPARTMENT

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### **NOTICE OF A PLANNING COMMISSION PUBLIC HEARING TO CONSIDER RECOMMENDATIONS TO THE CITY COUNCIL REGARDING THE WATERFRONT DISTRICT SPECIFIC PLAN UPDATE FOR THE CITY OF SUISUN CITY**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Planning Commission of the City of Suisun City in a regular meeting scheduled for Tuesday September 27, 2016, at 7:00 p.m. in the Suisun City Council Chambers, 701 Civic Center Blvd., Suisun City, CA 94585 to consider making a recommendation to the Suisun City Council for the Waterfront District Specific Plan Update.

The City of Suisun City (City) is proposing to adopt updates to the Waterfront District Specific Plan (WDSP) (previously known as the “Downtown Waterfront Specific Plan”). The WDSP Area is centered on the City’s Historic Downtown Waterfront and Old Town areas, located at the head of the Suisun Channel. The WDSP Area is a mixed-use community, comprised of a mix of retail and services along Main Street; the City’s civic center; marina and water-oriented recreation along the Suisun Channel; industrial uses and the Suisun-Fairfield Train Depot along the Union Pacific railroad tracks; a historic residential core west of Main Street and newer traditionally designed residential neighborhoods along the waterfront and east of the channel. The Suisun Slough and marsh area borders the WDSP Area to the south. The WDSP Area also includes a neighborhood shopping center, a mobile home park, and the vacant, commercially zoned properties north of State Highway 12.

The WDSP is designed to implement the City’s 2035 General Plan, which provides policy direction regarding land use, transportation, urban design, natural resources conservation, and other topics that are detailed in the WDSP. The WDSP proposes updates to the previous plan’s Land Use Zones, which dictate allowable land use within the Specific Plan Area, along with revisions to development standards, which guide the placement, design, bulk, and other characteristics of buildings and other improvements in the Specific Plan Area.

The City previously prepared and certified an Environmental Impact Report (EIR) for the 2035 General Plan, which was adopted in 2015, and which analyzed the impacts of development anticipated under the WDSP. The impacts associated with the types of development accommodated under the WDSP, proposed zoning, development density, and the locations where WDSP development would occur, were previously analyzed in the 2035 General Plan EIR. Therefore, pursuant to CEQA and the CEQA Guidelines, the City, as the lead agency, intends to use the 2035 General Plan EIR as the CEQA document for the environmental impacts associated with the updated WDSP and CEQA Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an EIR was certified.

The WDSP and associated documents are available for review from the City’s website:

<http://www.suisun.com/spu>. These documents may also be reviewed in person at Suisun City Hall at the Development Services Department, located at 701 Civic Center Boulevard, Suisun City, CA.

The Waterfront District Specific Plan, Waterfront District Consistency Analysis, and supporting documents may be reviewed during normal business hours at the Development Services Department located at 701 Civic Center Blvd., Suisun City, CA, 94585.

Any person wishing to testify on the above plan or the adoption of the plan may appear before the Planning Commission at the prescribed time and place. Following due consideration of the Waterfront District Specific Plan Update and associated documents, and consideration of testimony of the public, the Planning Commission will determine its recommendations to the City Council. Formal action on Waterfront District Specific Plan will occur at a subsequent meeting of the City Council.

If you challenge this proposal, or any aspect of it in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or at any subsequent City Council hearing on these items. Written correspondence may be delivered to the Suisun City Development Services Department, 701 Civic Center Boulevard, Suisun City, California, 94585, at, or prior to the public hearing.

If you have any questions, you may contact John Kearns, Development Services Department, 701 Civic Center Boulevard, Suisun City, California 94585; phone: (707) 421-7335; or e-mail: [jkearns@suisun.com](mailto:jkearns@suisun.com).

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